

PARTITION PLAT NO. 1997-1

LOCATED IN A PORTION OF THE NE 1/4 SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 24 EAST, W.M.
AND ALSO A PORTION OF THE NW 1/4 SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M.
MORROW COUNTY, OREGON

RECORD LEGAL DESCRIPTIONS

(TAX PARCEL NO. 1700)
GOVERNMENT LOTS 2, 3 AND 4, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST OF THE WILLAMETTE MERIDIAN.

(TAX PARCEL NO. 2700)
THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), IN TOWNSHIP ONE (1) SOUTH, RANGE TWENTY-FOUR (24), EAST OF THE WILLAMETTE MERIDIAN.

SAVE AND EXCEPT THE FOLLOWING TRACT:
BEGINNING AT A POINT, THE POINT WHICH IS THE CENTER OF SECTION TWELVE (12) IN TOWNSHIP ONE (1) SOUTH, RANGE TWENTY-FOUR (24) EAST OF THE WILLAMETTE MERIDIAN, THENCE NORTH 150 FEET, THENCE SOUTH 85°30'E 920 FEET, THENCE SOUTH 58°00'W 450 FEET, THENCE SOUTH 51°00'W 560 FEET, THENCE NORTH 490 FEET TO THE POINT OF BEGINNING; CONTAINING 5.87 ACRES.

TOGETHER WITH THE EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 24 EAST OF THE WILLAMETTE MERIDIAN.

OWNER'S DECLARATION

I, GENEVA PALMER, THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED.

Geneva Palmer
GENEVA PALMER
DATE 1/21/97

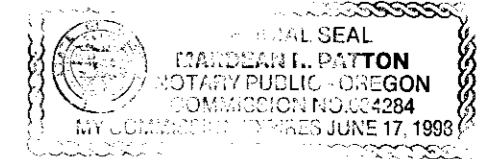
ACKNOWLEDGEMENT

STATE OF OREGON } s.s.
COUNTY OF MORROW

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF January, 1997, PERSONALLY APPEARED BEFORE ME GENEVA PALMER, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS DECLARATION", AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Marden R. Patton
NOTARY PUBLIC IN AND FOR THE STATE OF

RESIDING AT None
MY COMMISSION EXPIRES: 6-17-98



APPROVALS

D. Dennis Edward
MORROW COUNTY SURVEYOR
DATE 1/24/97

Kegan Park
MORROW COUNTY ASSESSOR
DATE 3-20-97

James J. Malhall
MORROW COUNTY PLANNING DIRECTOR
DATE 3-18-97

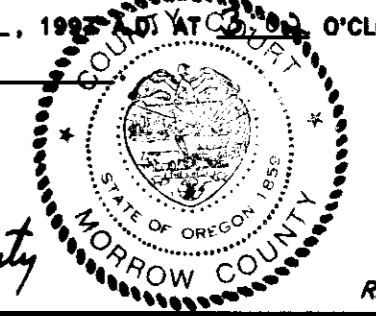
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 28th DAY OF March, 1997 A.D. AT 2:46 O'CLOCK A M. AND RECORDED AS FILE NO. _____

Marilyn Childers
MORROW COUNTY TAX COLLECTOR
DATE 3/20/97

STATE OF OREGON } s.s.
COUNTY OF MORROW

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE 20th DAY OF March, 1997 AT 10:00 O'CLOCK P M. AND RECORDED AS FILE NO. M-50644

Barbara Blackworth
MORROW COUNTY CLERK

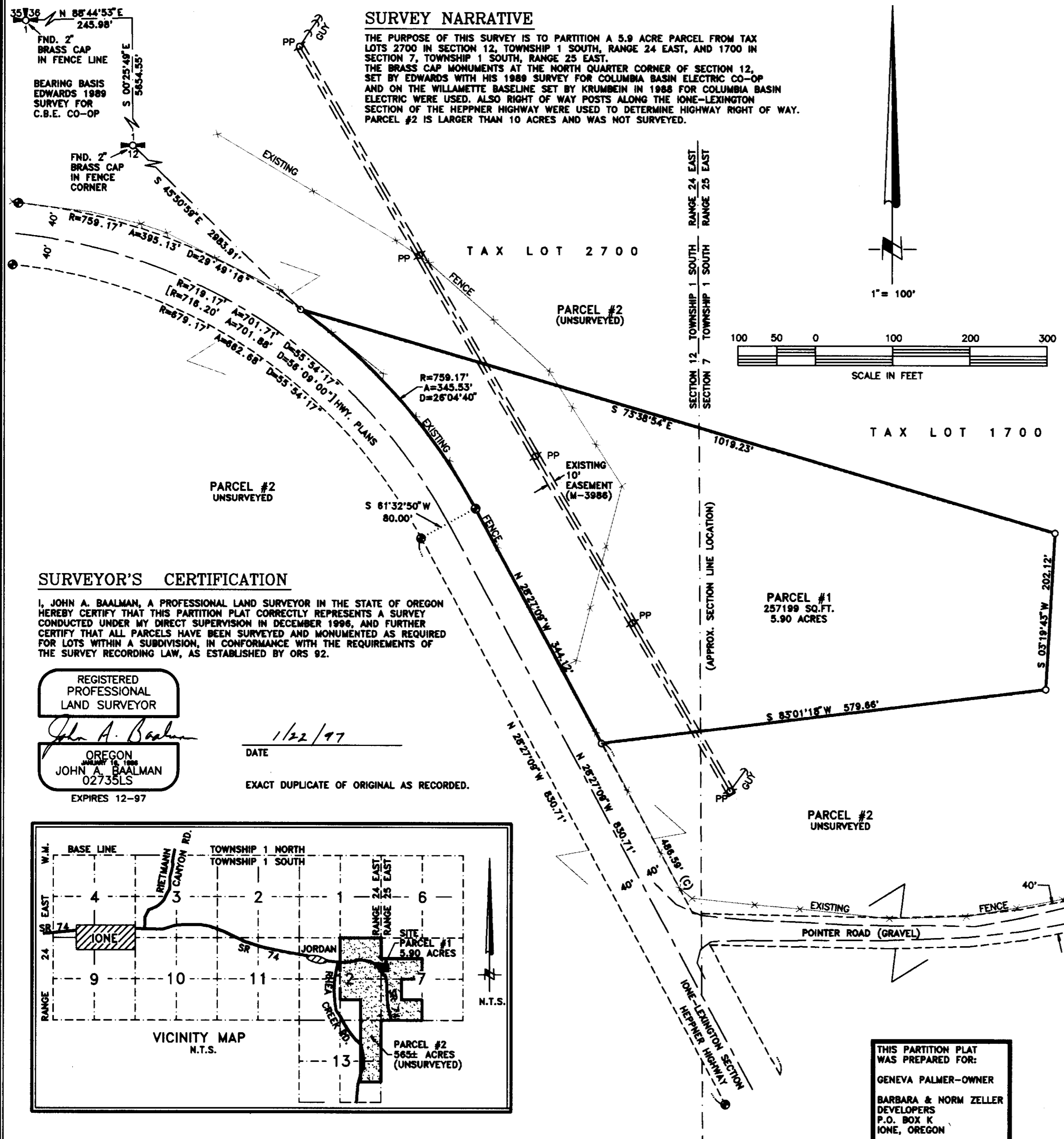


By Shirley McCall, Chief Deputy
DEPUTY

REV: NONE

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION A 5.9 ACRE PARCEL FROM TAX LOTS 2700 IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND 1700 IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EAST. THE BRASS CAP MONUMENTS AT THE NORTH QUARTER CORNER OF SECTION 12, SET BY EDWARDS WITH HIS 1989 SURVEY FOR COLUMBIA BASIN ELECTRIC CO-OP AND ON THE WILLAMETTE BASELINE SET BY KRUMBEIN IN 1988 FOR COLUMBIA BASIN ELECTRIC WERE USED. ALSO RIGHT OF WAY POSTS ALONG THE IONE-LEXINGTON SECTION OF THE HEPPNER HIGHWAY WERE USED TO DETERMINE HIGHWAY RIGHT OF WAY. PARCEL #2 IS LARGER THAN 10 ACRES AND WAS NOT SURVEYED.



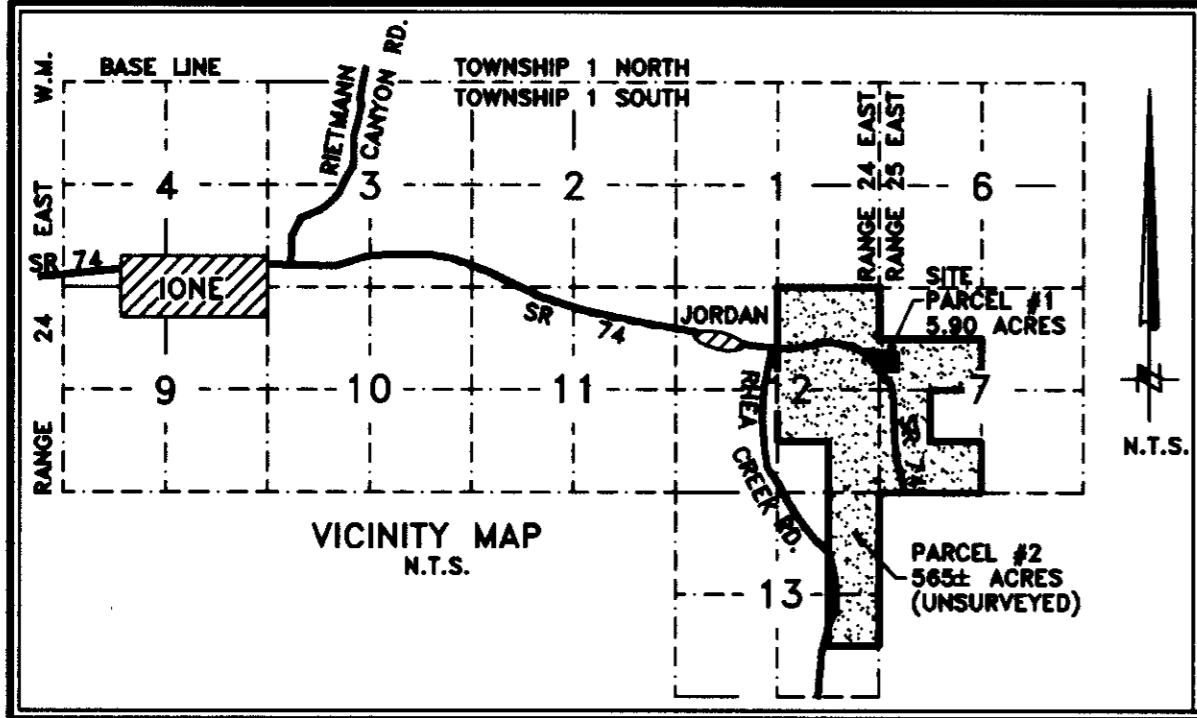
SURVEYOR'S CERTIFICATION

I, JOHN A. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS PARTITION PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN DECEMBER 1996, AND FURTHER CERTIFY THAT ALL PARCELS HAVE BEEN SURVEYED AND MONUMENTED AS REQUIRED FOR LOTS WITHIN A SUBDIVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR

John A. Baalman
OREGON SURVEYOR IN 1988
JOHN A. BAALMAN
02735LS
EXPIRES 12-97

DATE 1/22/97
EXACT DUPLICATE OF ORIGINAL AS RECORDED.



NOTES:

1. BASIS OF BEARING IS EDWARD'S 1989 SURVEY FOR C.B.E. CO-OP.
2. (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
3. O = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-JAB 02735LS".
4. @ = DENOTES FOUND 4" ALUMINUM RIGHT OF WAY POST WITH PLACARD. (NO REBAR OR BRASS CAPS WERE FOUND.)
5. EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED. TRIMBLE 4000 SSI G.P.S RECEIVERS UTILIZING REAL TIME KINEMATIC METHODS.

THIS PARTITION PLAT WAS PREPARED FOR:
GENEVA PALMER-OWNER
BARBARA & NORM ZELLER DEVELOPERS
P.O. BOX K IONE, OREGON

RECEIVED BY
Morrow County Surveyor
Date 3/25/97
Rec'd By SKB
No. C-1122-E (895)

ROGERS SURVEYING INC.
745 COLUMBIA DRIVE
RICHLAND, WA. 99352
PHONE (509) 627-6666
FAX: (509) 627-2994

CLIENT	NORM ZELLER		JOB	32696
PROJECT	NE 1/4 SEC. 12, T.1S., R.24E., W.M. NW 1/4 SEC. 7, T.1S., R.25E., W.M.			
DRN. BY	RPJ	SCALE 1" = 100'	F. B. NO. NONE	SHEET 1
APPROVED	JAB	DATE 12-04-96	VERSION - ACAD12	OF 1
			FILE: 32696.DWG	

895